

**Becker County Planning Commission**  
**November 27<sup>th</sup>, 2024**

An audio recording of the meeting is available at:

[https://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](https://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

**Members Present:** Acting Chairman Craig Hall, Kohl Skalin, Kim Mattson, Steve Lindow, Tommy Ailie, Harvey Aho, Tom Disse, Mary Seaberg and Zoning Administrator Kyle Vareberg.

**Members Absent:** Commissioner John Okeson, Commissioner Erica Jepson, Jeff Moritz, Dave Blomseth, and Nick Bowers.

Acting Chairman Craig Hall called the Planning Commission meeting to order at 6:00 pm.

Introductions were given. Becker County Zoning Technician Nicole Bradbury recorded the minutes.

Harvey Aho made a motion to approve the minutes from the October 30<sup>th</sup>, 2024, meeting. Seaberg second. All members in favor. Motion carried.

Acting Chairman Craig Hall explained the protocol for the meeting and stated that the recommendations of the Planning Commission will be forwarded to the County Board of Commissioners for final action. Applicant number two (2) will be forwarded to the County Board of Commissioners for final action on the Change of Zone and to Lake View Township for final action on the Preliminary Plat.

**Old Business:**

1. **APPLICANT: Kasey A Klemm** 21467 Dovre Rd Detroit Lakes, MN 56501 **Project Location:** 22500 175<sup>th</sup> St Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **02.0170.002** Section 25 Township 139 Range 042; 25-139-42 PT SE1/4 NW1/4: BEG SE COR SE1/4 NW1/4, W 300', N 33.01', N 767.26', E 290.37', S 800' TO POB. TRACT B. **APPLICATION AND DESCRIPTION OF PROJECT:** Request an amendment to an existing Conditional Use Permit; Recorded document number 654801 to remove stipulation number two (2) which states: No travel on the east side of the campground via 230<sup>th</sup> Ave. This application was tabled at the October 30<sup>th</sup>, 2024, hearing.

Jodi Kanera, General Manager for Forest Hills Resort spoke and shared their opposition to allowing traffic on 230<sup>th</sup> Avenue because of the amount of dust that already exists without the additional truck traffic.

O'Mara Dunnigan, Chapel House owner, spoke in opposition of the request and suggested they instead use 175<sup>th</sup> Street to County Highway 15 instead.

Misse Paskey, Audubon Township Clerk, spoke and shared their reasoning for the request due to soft spots in the roads being used currently and why they feel lifting the restriction on 230<sup>th</sup> Avenue would be beneficial.

Luke Langerud, Audubon Township Chairman, shared that they would like this request approved because of the soft spots in the roads and due to the fact that 230<sup>th</sup> Avenue is already a truck route.

There were two letters received regarding this application. The letters are on file with the Becker County Zoning office and available upon request.

**MOTION: Aho motioned to approve the application. Disse second. Roll Call; Disse, Ailie, Seaberg, and Aho in favor. Skalin, Lindow, and Mattson opposed. Motion carried.**

#### **New Business:**

**1. APPLICANT: Chad Wendel** 841 9<sup>th</sup> St NW Valley City, ND 58072 **Project Location:** TBD 270<sup>th</sup> Ave Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0287.001** Section 14 Township 138 Range 041; 14-138-41 NW1/4 SW1/4, GOVT LOT 6, 7, PT GOVT LOT 5: BEG W COR SEC 14, S 1569.79', E 445', S 466', W 445', S 605.15', E 1538' TO ABBEY LK, NLY & ELY AL LK TO E LN GOVT LOT 7, N 965', W 3953.38' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Change of Zone from Agricultural to Residential and a Preliminary Plat for eleven (11) lots to be called THE RESORT AT ABBEY LAKE.

**After some testimony and discussion, the Applicant tabled the application.**

**2. APPLICANT: Larry E & Cynthia Winterfeldt** 1510 Hwy 10 E Detroit Lakes, MN 56501 **Project Location:** 24636 Co Hwy 6 Detroit Lakes, MN 56501 **LEGAL LAND DESCRIPTION:** Tax ID Number: **19.0053.001** Section 05 Township 138 Range 041; 5-138-41 PT GOVT LOT 6: COMM SE COR GOVT LOT 6, W 1763.06' TO POB; W 512.86', N 418.29', E 528.03', S 418.53' TO POB. **APPLICATION AND DESCRIPTION OF PROJECT:** Request a Conditional Use Permit for storage units.

Ted McDaniel spoke and shared his suggestion if the application is approved. Those suggestions are entered below:



Planning and Zoning  
Nov 27, 2024  
Conditional use permit Cty Hwy 6

**Requesting completion of items before granting final approval or any building permits issued.**

Re-establish property corner on south east corner. Install substantial permanent marker. If necessary, move approach further west from current location.

How many hundred year old trees will be removed from property?  
Count!

Lilac bushes and trees on/near east side boundary to be left intact.  
(visual screen)

Light pollution! **No "yard lights"** which shine above 45 degrees away from structures. Ex: 50 feet.

North side on subject property to install 6 foot fence of no more than 2" x 4" openings. (dogs turned loose)

**Note:**

High pressure gas line running diagonal across property. (N - S)

Water table around two feet deep on west end, running underground to adjacent slough. Has PRWD been notified?

Personally:

Planted approx. 550 trees to improve local wildlife habitat  
More than 20 wild geese nested on slough again this year.

Had to put fencing along east side of our driveway to keep snowmobilers from cutting across private yard. Dangerous road.  
SPEEDERS!

Ted McDaniel

**MOTION: Ailie motioned to approve the application. Skalin second. Roll Call; All in favor. None opposed. Motion carried.**

**Other Business:**

- I) **Tentative Date for the Next Informational Meeting: December 4<sup>th</sup>, 2024; 8:00 am; 3<sup>rd</sup>**  
Floor Meeting Room in the Becker County Courthouse, Detroit Lakes, MN.

**Since there was no further business to come before the Board, Aho made a motion to adjourn. Disse second. All in favor. Motion carried. The meeting adjourned at 7:16 pm.**

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**David Blomseth, Chairman**

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**Jeff Moritz, Secretary**

ATTEST

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Kyle Vareberg, Zoning Administrator